



Memorandum

Date: March 8, 2004

To: Gil Cerise, Senior Planner, City of Renton
Andy Kindig, AC Kindig & Company; Carl Hadley, Cedarrock

From: Lisa Grueter, Senior Planner; Melissa Chaun, Environmental Specialist

Subject: Proposed Renton Shoreline Master Program Use Environment Amendments

INTRODUCTION

Shorelines of the State are required to be classified into “use environments” based upon current development patterns, biophysical capabilities, and other factors. Policies, standards, and regulations can be customized by use environment, shoreline, and use depending on needs, and functions similar to a zoning overlay district. Generally, regulated shorelines include the water bodies and their shorelands extending landward from the floodway or ordinary high water mark for two hundred (200) feet in all directions (whichever is greater). This jurisdictional area increases to include all marshes, bogs, swamps, and river deltas, associated with the regulated Shorelines of the State. The total of this area is subject to shoreline use classification and regulation.

Our work program includes amendments to the Renton Shoreline Master Program (SMP) Shoreline Use Environments to address some inconsistencies and omissions:

- **Black River:** The City’s adopted Shoreline Use Environment Map classifies both banks of the River as Natural, but the SMP text states the Environment only applies to the north bank. By default according to the text the south bank is Urban. Based on interpretations from the City Attorney, City Staff has been assuming that the map controls to resolve the conflict in the interim.
- **Cedar River:** The City’s annexations of the Maplewood Golf Course property/area in 1985 and 1988 were not reflected in the City’s adopted SMP. When an annexation occurs, the SMP provisions of the adopted plan for that area (i.e. of the prior governing agency – King County) would apply until amendments are made and approved by the City/State SMP of the City that annexed the area. (WAC 173-26-160)
- **Aquatic portion of the lakes/streams:** It is unclear in the text of the SMP regarding what Use Environment applies to the aquatic portion of the regulated waterbody. To assist

with City decision-making, it should be clarified if shoreline environment classifications extend to the aquatic portion of the lakes/streams.

Recommendations for these topics can be found following the inventory and analysis sections of this memo.

DOE Documentation/SMP Amendment

As part of the State regulated SMP amendment process, it will be necessary to provide documentation to the State Department of Ecology (DOE) to support recommendations for Use Environment classification amendments, including an inventory, analysis, and recommendations. This memo provides for these three steps. A summary of the documentation requirements is provided below based on the “Department of Ecology - Overview of SMP Update and approval process,” undated (http://www.ecy.wa.gov/programs/sea/SMA/st_guide/SMP/index.html, March 8, 2004):

- Inventory: State DOE shoreline guidelines require that at a minimum, and to the extent such information is relevant and reasonably available, local governments collect the following information:
 - Shoreline and adjacent land use patterns and transportation and utility facilities, including the extent of existing structures, impervious surfaces, vegetation and shoreline modifications in shoreline jurisdiction.
 - Critical areas, including wetlands, aquifer recharge areas, fish and wildlife conservation areas, geologically hazardous areas, frequently flooded areas, and shorelines of statewide significance.
 - Degraded areas and sites with potential for ecological restoration.
 - Areas of special interest, such as priority habitats, rapidly developing waterfronts, previously identified toxic or hazardous material clean-up sites, or eroding shorelines.
 - Existing and potential shoreline public access sites, including public rights-of-way and utility corridors. The inventory will include descriptions of recorded public access easements, their prescribed use, maintenance and terms.
 - General location of channel migration zones and floodplains.
 - Historical aerial photographs documenting past conditions to assist in preparing an analysis of cumulative impacts of development.
 - Archaeological or historic resources in shoreline jurisdiction
 - Conditions and regulations in shoreland and adjacent areas that affect shorelines, such as surface water management and land use regulations.

- Analysis: A shoreline analysis report should evaluate the inventory information and data collected with a focus on identifying opportunities for:

- Protecting and restoring ecological functions through land use regulation and nonregulatory means,
- Improving public access to shorelines, and
- Promoting appropriate water-oriented uses.

The analysis will serve as the basis for updating environment designations and will help determine SMP policy and regulatory requirements.

- Determine Shoreline Environment Designations: Based on the analysis, determine environment designations for shoreline segments and develop policies and regulations that will apply to all uses allowed with the environment. Include maps showing both existing and proposed designations, together with corresponding boundaries described in text for each change of environment.

Additionally, Growth Management Act and Shoreline Management Act laws and rules require agency contact and public participation. The proposed amendments in SMP shoreline policies (under separate cover), the SMP map amendments described in this memo, and SMP regulatory amendments will be the subject of agency and public input described more fully in the memo: “Renton Best Available Science Critical Areas Regulations and Shoreline Master Program GMA Integration,” March 8, 2003, under separate cover.

The SMP Map amendment analysis in this memo is still current as of July 2004. The referenced memo addressing public and agency input has been updated to July 13, 2004.

INVENTORY: BLACK RIVER AND CEDAR RIVER

City plans, inventories, and studies, as well as the State Priority Habitat and Species Program documentation, and King County GIS maps were reviewed. Additionally, Melissa Chaun, a Jones & Stokes wetlands ecologist, made a brief reconnaissance of the Black River and Cedar River on March 24, 2003 to review local conditions on the Black River and Cedar River. Appendix A summarizes in matrix form the built and natural environment characteristics of the Black River, and the Cedar River along the Maplewood Golf Course and Ron Regis Park.

Black River

The large majority of the Black River shorelands on the north are undeveloped, contain a large, forested wetland supporting a variety of wildlife including a State species of concern (great blue heron), include a public flood control pump station, and are municipally owned. A small segment of the northern shoreline jurisdiction west of Monster Road SW applies to an industrial site, containing a maintenance building (according to County records, owner is Anmarco, use is Puget Sound Tractor Parts). The Black River shorelands on the south bank, north of Monster Road are undeveloped, contain a public trail, and are municipally owned. South of Monster Road, the 200-foot shoreline jurisdiction area applies to some industrial sites including privately owned warehouses/industrial buildings, and Union Pacific Railroad property. The attached full page aerial may be consulted along with the text description above.



Black River: Panoramic of Great Blue Heron Rookery, March 24, 2003

Cedar River – Maplewood Golf Course and Ron Regis Park

The Maplewood Golf Course and Ron Regis Park properties were annexed by the City in 1985 and 1988. The City's annexations of the Maplewood Golf Course property/area in 1985 and 1988 were not reflected in the City's adopted SMP. The properties lie largely along the south bank of the Cedar River, but a portion (near golf course hole 12) occurs along the north bank. US Army Corps fish enhancement projects were completed in 1999, including constructing a groundwater fed spawning channel for sockeye salmon in the floodplain on the south bank of the Cedar River at River Mile (RM) 4.6, and reconstructing a rock vestment protecting the Maplewood Golf Course on the north bank at RM 4.2 to provide habitat benefits for rearing salmon juveniles. As a result of the Corps over-dredging along the lower 1.25 miles of the Cedar, additional mitigation was planned for the existing Elliot levee (USACE April 2000). A landslide caused by the February 28, 2001 earthquake resulted in the migration of the Cedar River to the former US Army Corps of Engineer's 205 Groundwater Channel. City inventories show a more extensive wetland area than National Wetland Inventory maps or King County inventories (see attached full page aerial). The floodway and floodplain comprise a significant area of the existing Golf Course and Ron Regis Park property. The northern bank area that lies outside the City limits contains mapped erosion and landslide hazards.



Panoramic of Cedar River from end of restoration area, looking towards southern bank, March 24, 2003

PROGRAM REVIEW/ANALYSIS

Use Environments

The adopted Renton SMP contains three possible Use Environments: Natural, Conservancy, and Urban. Shoreline use environments are applied based on the shoreline characteristics and the extent to which mapping criteria and objectives are met. Table A includes the environment descriptions and criteria from the current adopted Renton SMP. Depending on which Environments are applied, the allowable uses in an area can vary (see Appendix B).

Table A. Renton Shoreline Master Program Use Environments, 1998

Natural Environment	Conservancy Environment	Urban Environment
<p>Objective: The objective in designating a Natural environment is to protect and preserve unique and fragile shoreline or wetland environments in their natural state. The Natural environment is intended to provide areas of wildlife sanctuary and habitat preservation.</p> <p><u>Areas to be Designated as a Natural Environment:</u></p> <ol style="list-style-type: none"> 1. Areas that are unique or fragile. [1] 2. Floodways areas. <p><u>Jurisdiction:</u> That portion of the north bank of the Black River lying west of its confluence with Springbrook Creek, shall be designated Natural.</p>	<p>Objective: The objective in designating a Conservancy environment is to protect, conserve, and manage existing areas with irreplaceable natural or aesthetic features in essentially their native state, while providing for limited use of the area. The Conservancy environment is intended to provide a pleasant break in the surrounding urban community. This environment shall seek to satisfy a portion of the present and future needs of Renton.</p> <p><u>Areas to be Designated as a Conservancy Environment:</u></p> <ol style="list-style-type: none"> 1. Areas of high scenic value. 2. Valuable areas for wildlife habitat. 3. Hazardous slope areas. 4. Flood-prone areas. 5. Areas which cannot provide adequate utilities for intense development. 6. Areas with unique or fragile features. [1] <p><u>Jurisdiction:</u> That portion of May Creek east of FAI-405 right-of-way and that portion of the south bank of the Cedar River, 2,500 feet east of FAI-405 right-of-way, and that portion of Springbrook Creek beginning from approximately SW 27th Street on the north to SW 31st Street on the south, abutting City-owned wetlands in this area, and for</p>	<p>Objective: The objective of the Urban environment is to ensure optimum utilization of shorelines within urbanized areas by providing for public use, especially access to and along the water's edge and by managing development so that it enhances and maintains shorelines for a multiplicity of viable and necessary urban uses.</p> <p><u>Jurisdiction:</u> All shorelines of the State regulated by the City which are not designated as Conservancy or Natural are designated as Urban.</p>

Natural Environment	Conservancy Environment	Urban Environment
	that portion of the west side of the Creek in the vicinity of SW 38th Street abutting the City's recently acquired Wetlands Mitigation Bank shall be designated conservancy.	

Source: Renton Shoreline Master Program (SMP), 1998

Note: [1] In the context of the Renton SMP, the phrase "unique and fragile" refers to: "those portions of the shoreline which (1) contain or substantially contribute to the maintenance of endangered or valuable forms of life and (2) have unstable or potentially hazardous topographic, geologic or hydrologic features (such as steep slopes, marshes)."

Black River

In terms of the Use Environment criteria, the north bank of the Black River east of Monster Road continues to meet the Natural Environment classification, with the floodplain extent and unique and fragile conditions – forested wetland habitat for multiple species including great blue heron. The primary goals in the area would continue to be habitat protection and flood control (pump station and associated flood control activities). For purposes of maintaining or enhancing habitat over time, the use allowances of the Natural Environment could be broadened to address fish or wildlife enhancement activities beyond what is mentioned in the SMP permit exemption list. Also, it may be appropriate to allow for limited public access in the Natural environment when compatible with unique and fragile conditions and consistent with City parks and trails plans. Finally, consistent with the intent of the Natural Environment, it would be appropriate to ensure that the regulations sufficiently allow for the existing pump station and other flood control activities to continue as they have been over time.

The south bank of the Black River that lies north/east of Monster Road is largely within the 100-year floodplain, has scenic value, and provides for public access and open space in an otherwise urban corporate park and industrial area. This would meet the Conservancy Environment criteria.

West of Monster Road, the character of the north and south banks is urban where there is existing industrial development, and options would be to either consistently apply Natural on the north and Conservancy on the south as with the remainder of the watercourse, or apply Urban where there is existing industrial development and zoning.

- On the north bank, west of Monster Road, considerations would be that there is existing industrial activities and zoning allowing for various operations. On the other hand, the current Natural shoreline environment would mean that the use is essentially nonconforming, and if keeping this approach, the SMP Natural environment would continue and the net effect is no different for this property.
- On the south bank, south and west of Monster Road, there are some existing industrial developments with industrial zoning, although most of the larger structures are outside of the shoreline jurisdiction. For a smaller triangular property owned by Union Pacific, the jurisdiction does extend quite a bit over the property. If allowing the property to be used industrially as zoned, the classification on the south bank could change to Urban west of

Monster Road. Another option is to amend the Conservancy environment to allow for current railroad operations, or current industrial support uses (e.g. parking and access area for current development which lies in the jurisdiction).

Considering existing zoning and existing uses, a Shoreline Use Environment of Urban is recommended to be applied to the Black River west of Monster Road.

Cedar River

Similar to the King County approach, the criteria for the Conservancy Environment are largely met due to the extensive floodplain area, channel migration area, unique and fragile environments beyond the more manicured recreation areas, and scenic qualities. One practical issue is that the King County Conservancy Environment allows for active recreation uses whereas the Renton SMP Conservancy provisions limit recreation to passive activities (see Appendix B). Some of the existing golf course areas lie within the outer limits of the 200-foot shoreline jurisdictional area. This can be addressed through amendments to the Renton SMP regulations.

Summary of Black River and Cedar River Classification Recommendations

Table B summarizes the recommended use environments for the Black River and Cedar River along Maplewood Golf Course and Ron Regis Park described above.

Table B. Summary of Use Environment Classification Recommendations

Location	Current Class	Proposed Class
Black River – North Bank	Natural (map and text)	Natural, east of Monster Road; * allow for habitat enhancement; flood control, and potentially limited public access. West of Monster Road, Urban
Black River – South Bank	Natural (map) Urban (text)	Conservancy, east of Monster Road West of Monster Road, Urban
Cedar River along Golf Course and Ron Regis Park – North Bank	Not classed in Renton SMP. King County applies Conservancy.	Conservancy
Cedar River along Golf Course and Ron Regis Park – South Bank	Not classed in Renton SMP. King County applies Conservancy.	Conservancy* amend use allowances for active recreation

Source: Jones & Stokes

Aquatic Classifications

As part of a DOE case study review of Renton's SMP in 1997 (a review against a much earlier draft of State SMP Guidelines than the ones adopted in December 2003), DOE recommended that the Renton SMP be clarified as to whether the environment designations apply waterward from the shoreline, which then impacts what uses and activities are permitted in the water.

One interpretation, which appears to have been in practice through permit reviews, is that the Use Environments are applied to "shorelines" which by definition in the Renton SMP includes the water body and its shorelands; therefore, the use environment extends into the water and governs aquatic activities. With this interpretation, the first option is to clarify this intent in the SMP text.

A second approach is to review the environment classifications criteria for guidance. The Natural Environment criteria indicate that the Natural Environment can be applied to floodways. This could restrict several activities, for example, potential planned road crossings, or other activities.

A third option is to adapt the proposed "aquatic" environment classification in the DOE SMP guidelines, which generally has reasonable management policies from which to begin. See Appendix C. This would likely require a more broad work program that would involve notifications to the public and property owners along the affected water bodies, which the City would have to do again when the SMP is updated more fully later with Final State SMP Guidelines.

The first option is recommended – amend the SMP text to indicate that use environments are applied to shorelines – extending to both the shorelands as well as the centerline of the watercourse or City limits as appropriate (e.g. Lake Washington). The SMP regulations currently limit most in-water activities and the ability to obtain environmental permits is fairly restricted. When the SMP is fully updated in accordance with the recently adopted DOE SMP guidelines, there may be a different classification scheme.

Other Consistency Issues

The Renton SMP includes a map with stylized representations of the Use Environments (see Appendix B of this memo). It is recommended that even in a stylized manner, the map be updated in order for roads and features to be identifiable. More importantly, there should be a reference on the map or an update of the Springbrook Creek segments on the overview map to account for the more varied use environments shown in Springbrook Creek Appendix Map. Figure 5-1 does not capture all of the Conservancy Environment locations along Springbrook Creek in comparison to the SMP Appendix A.

Current adopted SMP maps are attached. A map showing the proposed amendments recommended is also attached.

REFERENCES

- City of Renton, Development Services Division. 1998. Shoreline Master Program. Adopted by Ordinance No. 3758.
- City of Renton, Surface Water Utility. 2000. SEPA Checklist – Elliot rearing/spawning channel mitigation project. May 10.
- King County Metro iMap resources. 2003. Available at: http://www.metrokc.gov/gis/mapportal/iMAP_main.htm. Accessed: March 21, 2003.
- Rainier Audubon Society. Available at: <http://www.rainieraudubon.org/rain-friends.htm>. Accessed: March 26, 2003.
- R.W. Beck and Associates and Herrera Environmental Consultants in association with Jones & Stokes Associates. 1993. Black River Basin Water Quality Management Plan. Volume 3: Appendices B-L. Funded in part by Washington Department of Ecology Centennial Clean Water Fund.
- United States Army Corps of Engineers, Seattle District. 2000. Environmental assessment: Elliot rearing/spawning channel, mitigation for overdredging associated with the Cedar River 205 Flood Control Project, King County, Washington. April.
- Washington State Department of Ecology. Overview of Shoreline Master Program update and approval process.
- Washington State Department of Ecology. Cedar-Sammamish Basin – WRIA #8 summary Available at: http://www.ecy.wa.gov/programs/wq/wria_summaries/wria8.pdf. Accessed: March 26, 2003.
- Washington State Department of Fish and Wildlife. 2003. Priority Habitat and Species List. Habitat Program, Washington Department of Fish and Wildlife.
- Washington State Office of Archaeology and Historic Preservation. 2003. Maps on File, USGS 7.5 minute Quadrangles: Renton, Mercer Island, South Seattle, Des Moines. Olympia, Washington.

APPENDIX A

Inventory of Attributes Along City Shorelines of the Black River and Cedar River (City Golf Course and Park Property)

ATTRIBUTES	Black River (~ 2500 ft)		Cedar River (~ 1.3 mi)	
	Northern Bank	Southern Bank	Northern Bank	Southern Bank
LAND USES AND PLANS				
Existing Land Use	Publicly Owned Open Space Pump Station West of Monster Road, Black River Quarry	Black River Riparian and Wetland Trail Publicly Owned Open Space South and west of Monster Road, warehouse, office, industrial, Union Pacific Railroad.	Open Space	Open Space Recreation: Golf Course, Ron Regis Park
Ownership	City of Renton	City of Renton Private Ownership (south and west of Monster Road)	Primarily Unincorporated King County on north with private ownerships. City of Renton (in City limits)	City of Renton (in City limits)
City of Renton Comprehensive Plan Land Use Map (August 2001)	Employment Area - Valley		Residential Rural	
City of Renton Zoning Map (October 2002)	Resource Conservation (RC) Industrial - Medium (IM) (west of Monster Road)	Resource Conservation (RC-P; RC) Commercial Office (CO) Industrial - Medium (IM) (west of Monster Road)	City limits portion: Resource Conservation (RCP)	City limits portion: Resource Conservation (RCP)

ATTRIBUTES	Black River (~ 2500 ft)		Cedar River (~ 1.3 mi)	
	Northern Bank	Southern Bank	Northern Bank	Southern Bank
Shoreline Management Designation	Natural (RSMP)	Natural (RSMP Map) Urban (RSMP Text)	Conservancy (King County)	Conservancy (King County)
Archaeological/Historical Sites	Black River in historic channel and floodplain. A review of State Office of Archaeological and Historic Preservation maps on file showed four potential resources in the vicinity of the Black River Shoreline: <ul style="list-style-type: none"> Archaeological – 45KI 438, Native American Village west of City limits. Archaeological – 45KI 59, east of River, potential hunter/gatherer location. Archaeological – 45KI 267, south of River and nearby roads, potential hunter/gatherer location. Historic Feature, old railroad bed along slope above north side of River. 		A review of State Office of Archaeological and Historic Preservation maps on file showed no recorded locations.	A review of State Office of Archaeological and Historic Preservation maps on file showed no recorded locations. For Elliot Rearing/Spawning channel a record search and field reconnaissance by US Army Corps of the State Office of Archaeology and Historic Preservation indicated no recorded or previously unrecorded sites in that project area.
Public Access (existing/potential)	Potential – physical access may be unlikely due to unique/fragile habitat area.	Existing: Black River Riparian Forest and Wetland Trail Existing/Potential: no boat access	Potential - unlikely (steep slopes)	Existing - Gravel road/trail (threatened by channel migration)
CRITICAL AREAS				
Aquifer Recharge Areas	None	None	Renton Aquifer Zone I – Modified Renton Aquifer Zone II	
Fish and Wildlife - Habitat - Species	Urban Natural Open Space, Wetlands, Riparian (PHS) City Wetland #5 – 20 acres; palustrine forested, scrub-shrub wetland within the historic Black River channel. (City of Renton Black River Basin		Wetlands, Riparian (more extensive than King County records; see City map, and attached field reconnaissance discussion.) PHS: fall chinook, coho, sockeye, winter steelhead,	

ATTRIBUTES	Black River (~ 2500 ft)		Cedar River (~ 1.3 mi)	
	Northern Bank	Southern Bank	Northern Bank	Southern Bank
	Water Quality Management Plan, May 1993) PHS Records: Coho, resident cutthroat, sculpin Great blue heron rookery (1996 > 37 nests; > 17 juveniles per PHS database; > 50 nests per March 24, 2003 site reconnaissance). Bufflehead, mallard, scaup, wigeon, green-winged teal, gadwall, bald eagle feeding area City of Renton Fish Habitat Report (Golder Associates 2001): Chinook, steelhead, coho.		resident cutthroat, kokanee salmon, rainbow trout, Mountain whitefish, sculpin. Salmonid species distribution consistent in City of Renton Fish Habitat Report.	
Water Typing (Stream Classification by King County)	Class 1		Class 1	
Floodplains 100-year 500-year Floodway Channel Migration Hazard Area Bank full width limits	(estimates) RM 0.00 to 0.641 RM 0.00 to 0.641 RM 0.14 to 0.21 N/A (Under Review)	(estimates) RM0.00-0.147; 0.309-0.641 (same) RM 0.00 to 0.641 N/A N/A (Under Review)	(estimates) RM 4.30 to 4.40 RM 4.40 to 4.53 RM 4.30 to 5.22 CMZ under study by King County (Under Review)	(estimates) RM 4.50 to 5.22 RM 4.30 to 5.22 RM 4.30 to 5.22 CMZ under study by King County (Under Review)
Floodwater Control	Pump station RM 0.226 (estimate)		N/A	
Wetlands (NWI , King County and City Maps, + reconnaissance visit)	RM 0.00 to 0.641 City inventory, Wetland 5, 20 acres, Class 1	Limited due to trail terrace	RM 4.55-4.65;	Extensive RM 4.65 (NWI) (RM 4.94 to 5.13)
Erosion Hazard Areas	None	None	Yes	None
Landslide Hazard Area	north and west (King	None	Yes	None

ATTRIBUTES	Black River (~ 2500 ft)		Cedar River (~ 1.3 mi)	
	Northern Bank	Southern Bank	Northern Bank	Southern Bank
	County)			
Potential Restoration Areas	Conservation: Pristine.	Black River Riparian and Wetland Trail	Area likely left in open space due to steep slopes and landslide hazards.	Rearing/Spawning Channel RM 4.35 to 4.45 (existing) Potential: Channel migration zone?
Information to Evaluate Cumulative Impacts <ul style="list-style-type: none"> Existing shoreline ecological functions Water quality (e.g. 303(d) listing) 	<p>Existing Shoreline Ecological Functions: Black River ecosystem providing for wildlife habitat, flood control, water quality, and erosion protection. (pers. com. Andy Kindig, ACKindig & Co., March 31, 2003)</p> <p>Springbrook Creek is 303(d) listed for cadmium, chromium, copper, zinc, mercury, dissolved oxygen, sediment bioassay, and temperature, in addition to fecal coliforms. The Black River is not separately listed in the 303(d) 1998 (current active) list or in the draft 2002 list.</p> <p>The City of Renton Black River Basin Water Quality Management Plan (May 1993) indicates "Springbrook Creek and its tributaries are the primary sources of flow to the Black River, comprising over 95 percent of the watershed. Springbrook Creek has poor water quality, heavy metals contamination in sediments, and impoverished benthic invertebrate and fish populations."</p>		<p>Existing Shoreline Ecological Functions: Cedar River riparian area likely moderating temperature, providing large woody debris, and allowing for channel migration. Steep slopes on north side may contribute spawning gravels. (pers. com. Andy Kindig, ACKindig & Co., March 31, 2003)</p> <p>303(d) parameter – fecal coliform</p>	

Abbreviations: RSMP - Renton Shoreline Master Program; PHS - Washington State Priority Habitat and Species program

FIELD RECONNAISSANCE

A Jones & Stokes wetlands ecologist conducted a site reconnaissance along the southern banks of the Black and Cedar Rivers on March 24, 2003. Observations were made from the Black River Riparian Forest and Wetland Trail, from Oaksdale Avenue north and west to the pumping station. For the Cedar River, riparian access was limited to the northeastern extent of the Maplewood Golf Course, and from Ron Regis Park west to the end of the Elliot Rearing/Spawning Channel (approximately RM 4.35).

Black River

The northern shore of this Black River reach is best known for the successful great blue heron rookery that was established around 1985. At first threatened by predatory bald eagles, the colony now appears to have quadrupled in size, displaying some 50 or more active nests in an extensive stand of mature black cottonwoods. Several species of waterfowl were observed including green-winged teals, widgeons, mallards, and Canada geese. Northern flicker calls were also heard throughout the area and at least four bird boxes were observed on the northern bank. This section of the northern bank is also well vegetated with willow species (*Salix* spp.) and large patches of cattails, and possesses a fairly high degree of edge habitat (the aquatic shoreline is highly interspersed with small islands and a network of small peninsulas). To the north, the land rises as a moderate slope where some residential development could be identified through the deciduous forested hillside.

The southern bank of the Black River has been modified to accommodate a grassy trail known as the Black River Riparian Forest and Wetland Trail. Used by both pedestrians and mountain bikers, the trail meanders with the river at approximately 5 to 7 feet above the water level on the “first” floodplain terrace. There is low to moderate vegetation between the trail and river, represented by willows, red-osier dogwood, common snowberry, osoberry, Nootka rose, red-flowering currant, tall Oregon grape, Himalayan blackberry and reed canarygrass. Beaver activity was very noticeable. Several willows had been harvested to within one foot of the ground and there were distinguishable trails from these stumps leading into the water.

Above the trail, on the “second” floodplain terrace, the land appears to have been graded for future development. Woody vegetation is sparse although there are several mature willows and pine trees on this terrace, located approximately 8 to 10 feet above the trail. Young pine and Douglas-fir appear to have been planted in some areas between the trail and this second terrace.

Cedar River

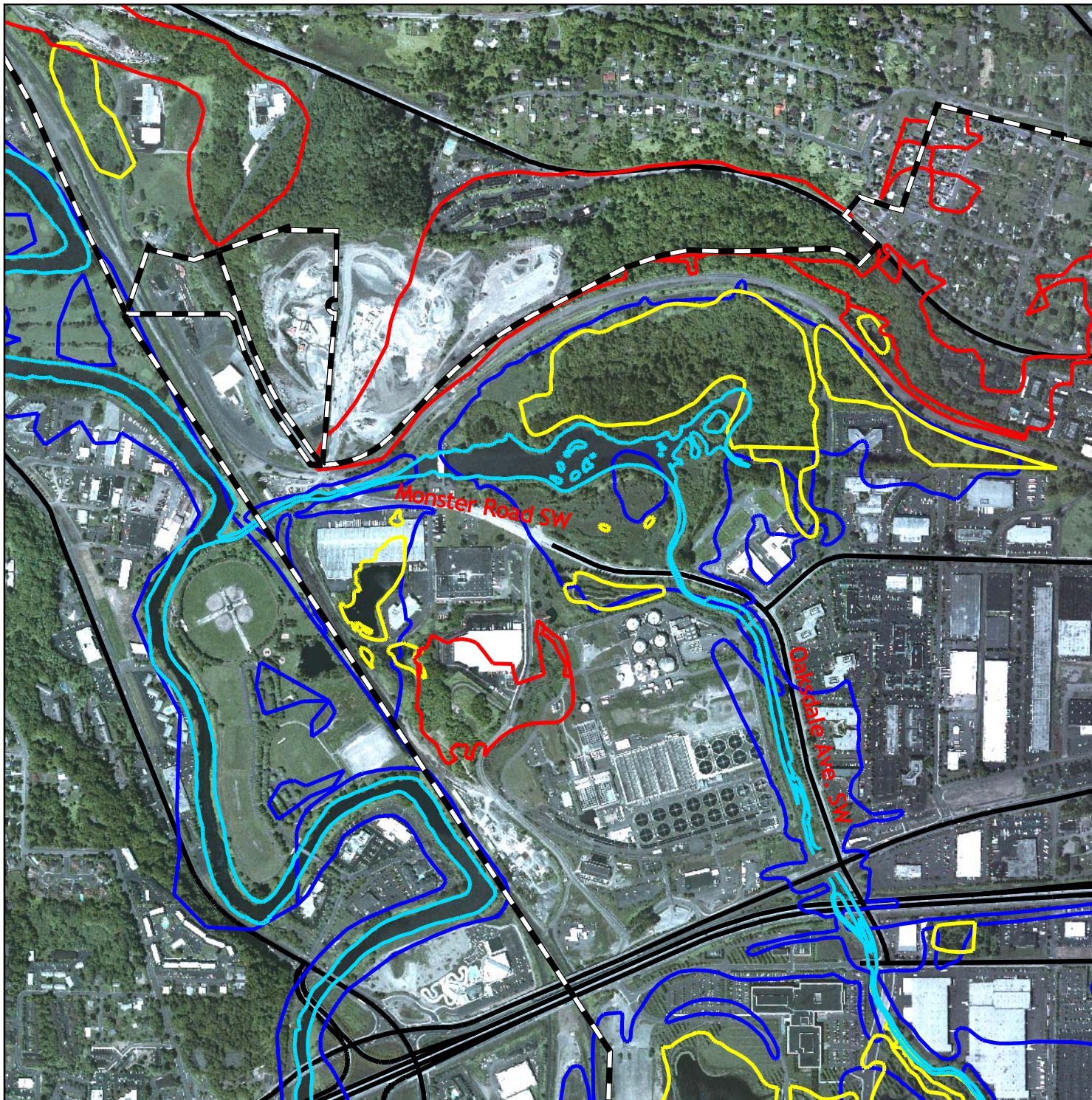
Along the northeastern extent of the Maplewood Golf Course (northern bank), upstream from the SR 167 bridge at approximately RM 4.38, riparian restoration efforts have created three terraces planted with tall Oregon grape and armored with several large (> 20-inch diameter) logs with root wads and the occasional pile of boulders. Numerous plants of the highly invasive butterfly bush (*Buddleia*) are also present along this reach of the northern bank. The corresponding southern bank is heavily vegetated with Himalayan blackberry, black cottonwood, and red alder.

From Ron Regis Park at approximately RM 5.22, there is a portion of the gravel road/trail that has survived the February 2001 earthquake/landslide and subsequent channel migration. Large (20 to 40-inch-diameter) black cottonwoods predominate this reach of the Cedar River and comprise the large woody debris now present in the migrated river channel. There are a few mature western redcedars on the southern riparian bank but this species covers less than 5% total cover. Red alder saplings and common snowberry are the principle shrub species. Small patches of Himalayan blackberry are also evident and these become thick and obtrusive as one goes landward towards Ron Regis Park and/or the golf course.

Riparian wetlands appear to border both backwater channels along the southern bank of this reach, one created naturally; the other, artificially (Elliot Rearing/Spawning Channel). The natural and most eastern channel begins in a ponded wetland located approximately 40 feet from the river and flows westwards via a small channel (3 feet at Ordinary High Water) and then through a 3-foot corrugated metal pipe (culvert). It joins the river some 350 feet to the west. In addition to Himalayan blackberry, there is also red elderberry and osoberry; north of the golf course, the dominant riparian species is willow. Butterfly bush, however, covers approximately 20% total cover of this area.





The Elliot Rearing/Spawning Channel begins further to the west, with approximately 12 feet of riprap positioned on either side of the gravel road/trail, allowing the waters to overflow the trail as needed. The channel is permanently connected with the river, however, by a culvert near the bottom of the riprap aprons. At its western extent, the channel eventually becomes a series of braided channels where it rejoins the main stem of the Cedar. Willow and reed canarygrass are co-dominant in this area.

BLACK RIVER MAPS

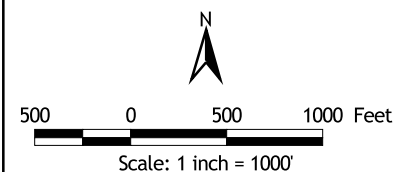


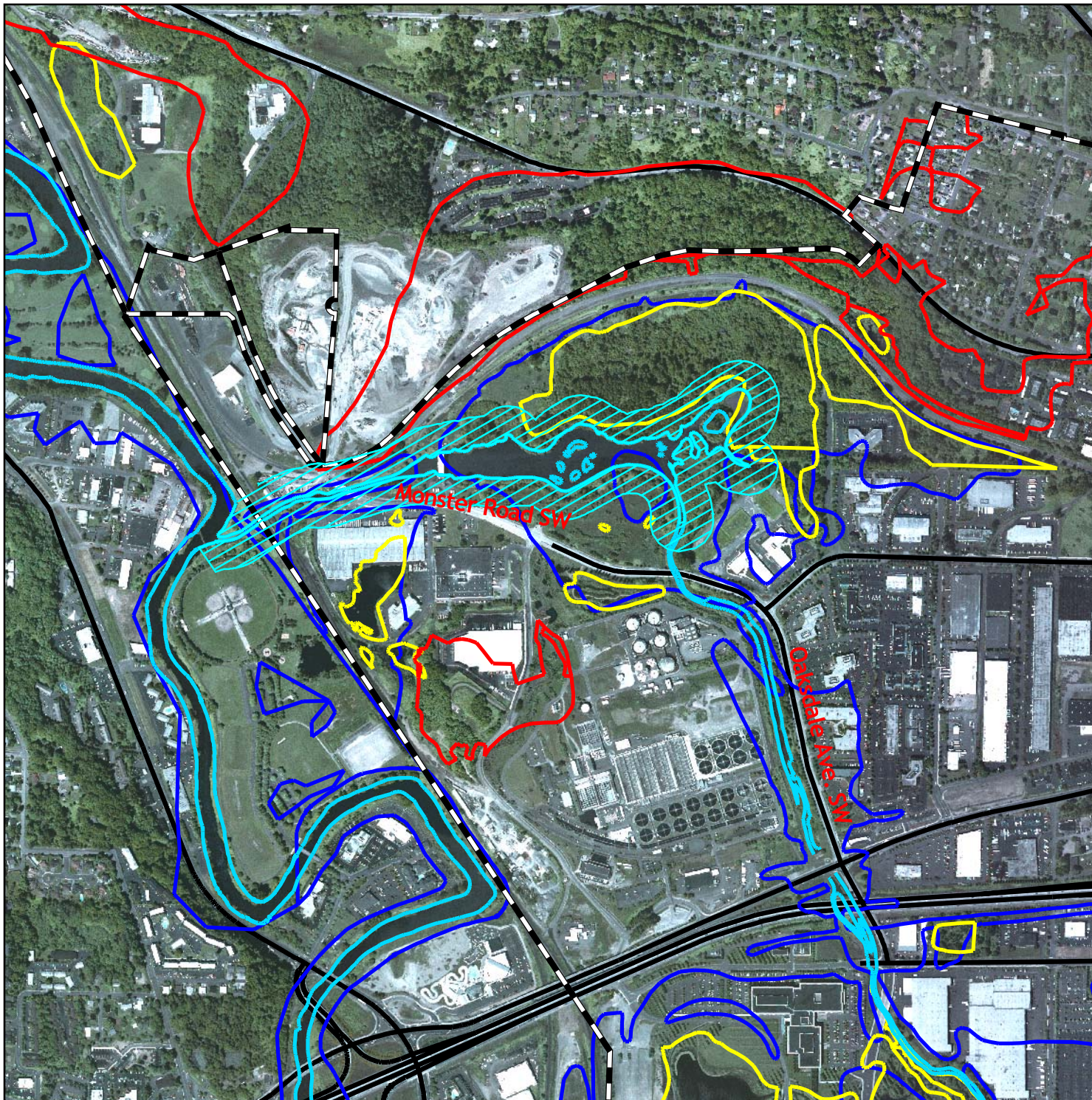
Black River Shoreline Area May, 2003

Legend

-  Rivers
-  Land Slides
-  Wetlands
-  Floodzone
-  Major Roads
-  City Limits




Source: City of Renton, King County GIS.



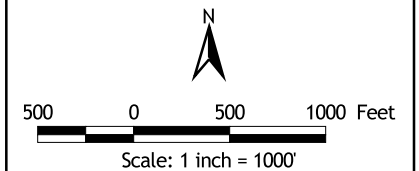


Black River Shoreline Area May, 2003

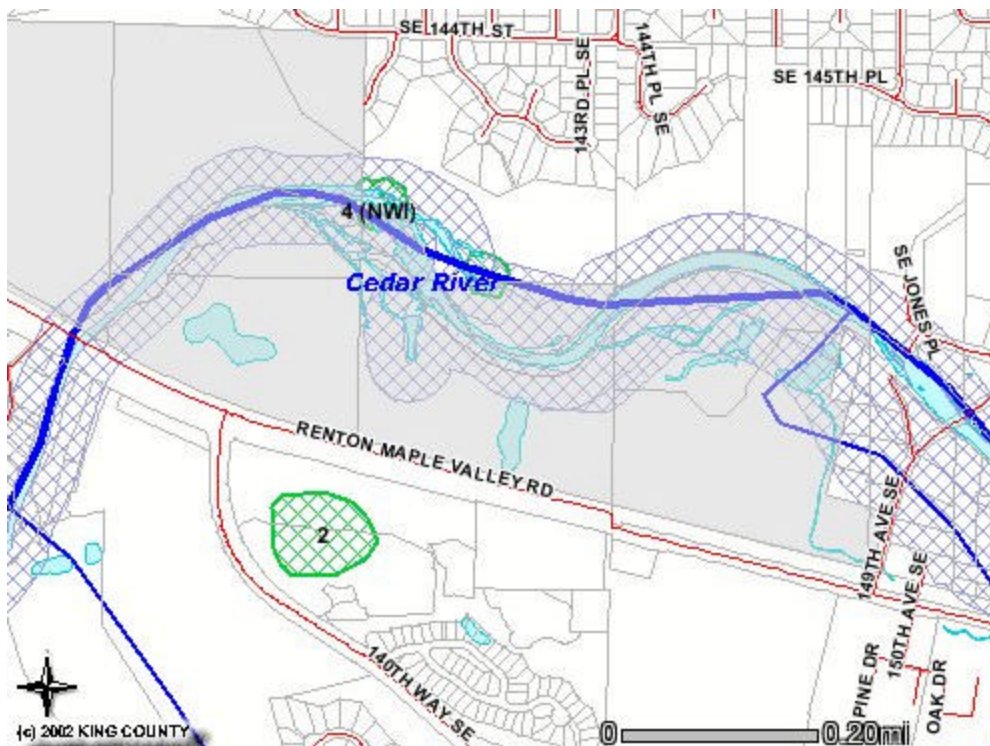
Legend

-  Rivers
-  Land Slides
-  Wetlands
-  Floodzone
-  Major Roads
-  City Limits
-  200-Foot Shoreline Buffer

Source: City of Renton, King County GIS.



CEDAR RIVER MAPS



Cedar River: King County Shoreline Conservancy Environment (gray cross-hatch; appears to include the 100-year floodplain); wetlands (green cross-hatch; NWI and County inventory) City wetland inventory shows more extensive wetlands. See Aerial.

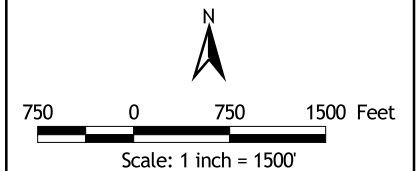


Cedar River Shoreline Eastern Renton City Limits May, 2003

Legend

-  Rivers
-  Land Slides
-  Wetlands
-  Floodzone
-  Major Roads
-  City Limits

Source: City of Renton, King County GIS.



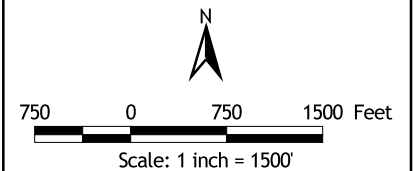


Cedar River Shoreline Eastern Renton City Limits May, 2003

Legend

-  Rivers
-  Land Slides
-  Wetlands
-  Floodzone
-  Major Roads
-  City Limits
-  200-Foot Shoreline Buffer

Source: City of Renton, King County GIS.



**APPENDIX B-1,
SECTION 5 OF COMPLETE RENTON SHORELINE MASTER PROGRAM**

SECTION 5. ENVIRONMENTS

5.01 THREE ENVIRONMENTS

Three environments, Natural, Conservancy, and Urban, shall be designated to provide a uniform basis to apply policies and use regulations within distinctively different shoreline areas. The environmental designation to be given any specific area shall be based on the existing development pattern, the biophysical capabilities and limitations of the area being considered for development and the goals and aspirations of local citizenry. Shorelines have been categorized according to the natural characteristics and use regulations have been designated herein.

5.02 NATURAL ENVIRONMENT

5.02.01 Designation of the Natural Environment:

- A. Objective: The objective in designating a Natural environment is to protect and preserve unique and fragile shoreline or wetland environments in their natural state. The Natural environment is intended to provide areas of wildlife sanctuary and habitat preservation.
- B. Areas to be Designated as a Natural Environment:
 - 1. Areas that are unique or fragile.
 - 2. Floodways areas.
- C. Acceptable Activities and Uses: The only human activity that is acceptable is for floodway drainage or storage. All other human activities including recreation are considered inappropriate.

5.02.02 Designation of the Natural Areas:

The City of Renton recognizes that preservation of Natural shoreline areas can only be assured through public acquisition. Therefore, where private development is proposed in areas so designated, the City shall require dedication as necessary for flood storage.

5.02.03 Jurisdiction:

That portion of the north bank of the Black River lying west of its confluence with Springbrook Creek, shall be designated Natural (see figure 5-1).

5.03 CONSERVANCY ENVIRONMENT

5.03.01 Designation of the Conservancy Environment:

- A. Objective: The objective in designating a Conservancy environment is to protect, conserve, and manage existing areas with irreplaceable natural or aesthetic features in essentially their native state, while providing for limited use of the area. The Conservancy environment is intended to provide a pleasant break in the surrounding urban community. This environment shall seek to satisfy a portion of the present and future needs of Renton.
- B. Areas to be Designated as a Conservancy Environment:
 - 1. Areas of high scenic value.
 - 2. Valuable areas for wildlife habitat.
 - 3. Hazardous slope areas.
 - 4. Flood-prone areas.
 - 5. Areas which cannot provide adequate utilities for intense development.
 - 6. Areas with unique or fragile features.
- C. Acceptable Activities and Uses: Activities and uses considered to be acceptable in a Conservancy environment are those of a nonconsumptive nature which do not degrade the existing character of the area. Uses that are to be predominant in a Conservancy environment are low density residential, passive agricultural uses such as pasture or range lands, and passive outdoor recreation.

5.03.02 Use Regulations in the Conservancy Environment:

- A. Commercial Uses: Commercial uses shall be limited to home occupations, which shall be contained wholly within the dwelling unit.
- B. Fish and Game Reserve and Breeding Operations: Any such activity shall be allowed only by the Land Use Hearing Examiner.
- C. Industrial Uses: All industrial activities are prohibited in a Conservancy environment.
- D. Recreation Use: In the Conservancy environment, recreation uses shall be limited to passive recreation.
 - 1. Permitted Uses:
 - (a) Public hiking and bicycle trails.
 - (b) Non-motorized public fishing.
 - (c) Public wading and swimming spots.
 - (d) Public areas for nature study.
 - (e) Public picnic areas.
 - 2. Uses Allowed by Hearing Examiner:
 - (a) Public overnight camping areas.
- E. Residential Uses:
 - 1. Permitted Uses: Low-density single family residences.
 - 2. Prohibited Uses: Multi-family residences of two (2) units or more.

F. Utilities:

1. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the Conservancy environment and shall be underground per City code requirements.
2. Major Utilities: Major utilities may be allowed only by approval of the Land Use Hearing Examiner and only if they cross the conservancy area in the shortest feasible route.

G. Roads: Necessary roads are permitted subject to the standards of Section 7.15 of this Program.

5.03.03 Jurisdiction

That portion of May Creek east of FAI-405 right-of-way and that portion of the south bank of the Cedar River, 2,500 feet east of FAI-405 right-of-way, and that portion of Springbrook Creek beginning from approximately SW 27th Street on the north to SW 31st Street on the south, abutting City-owned wetlands in this area, and for that portion of the west side of the Creek in the vicinity of SW 38th Street abutting the City's recently acquired Wetlands Mitigation Bank shall be designated conservancy (see figure 5-1, and Appendix A - Springbrook Creek).

5.04 URBAN ENVIRONMENT

5.04.01 Designation of the Urban Environment:

- A. Objective: The objective of the Urban environment is to ensure optimum utilization of shorelines within urbanized areas by providing for public use, especially access to and along the water's edge and by managing development so that it enhances and maintains shorelines for a multiplicity of viable and necessary urban uses.
- B. High-intensity Land Uses: The Urban environment is an area of high-intensity land use including residential, commercial, and industrial development. The environment does not necessarily include all shorelines within an incorporated city, but is particularly suitable to those areas presently subjected to extremely intensive use pressure, as well as areas planned to accommodate intensive urban expansion. On certain shorelines planned for future urban expansion, there should be limitations based on the physical aspects of the site.
- C. Water-Oriented Activities: Because shorelines suitable for urban uses are a limited resource, emphasis shall be given to development within already developed areas and particularly to water-oriented industrial and commercial uses.
- D. Public Access: In this Master Program, priority is also given to planning for public visual and physical access to water in the Urban environment. Identifying needs and planning for the acquisition of urban land for permanent public access to the water in the Urban environment shall be accomplished through the Master Program. To enhance waterfront and ensure maximum

public use, industrial and commercial facilities shall be designed to permit pedestrian waterfront activities where practicable, and the various access points ought to be linked to non-motorized transportation routes such as bicycles and hiking paths.

5.04.02 Use Regulations in the Urban Environment:

All uses shall be allowed as indicated by Section 7 of the Master Program.

5.04.03 Jurisdiction

All shorelines of the State regulated by the City which are not designated as Conservancy or Natural are designated as Urban (see figure 5-1).

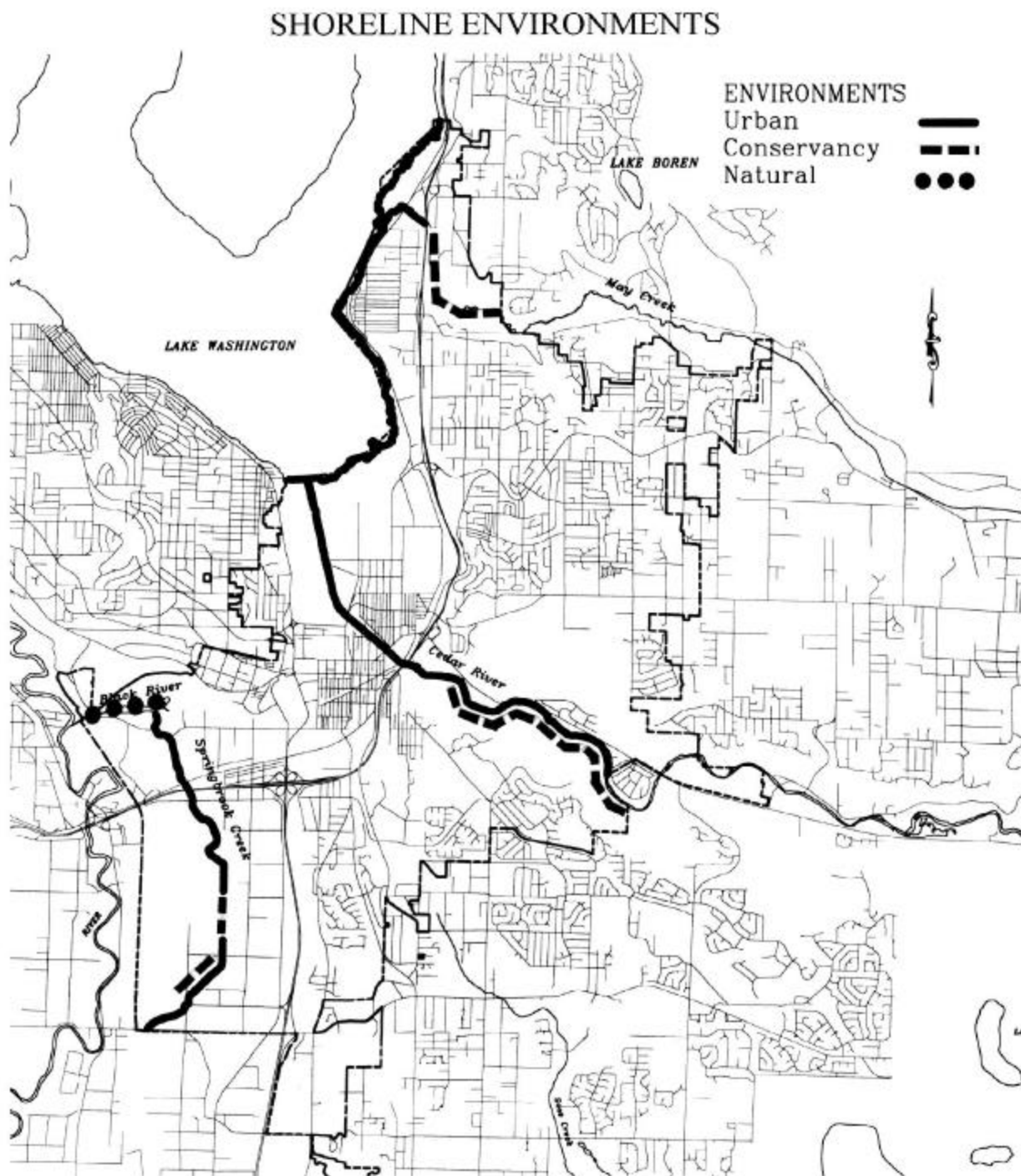
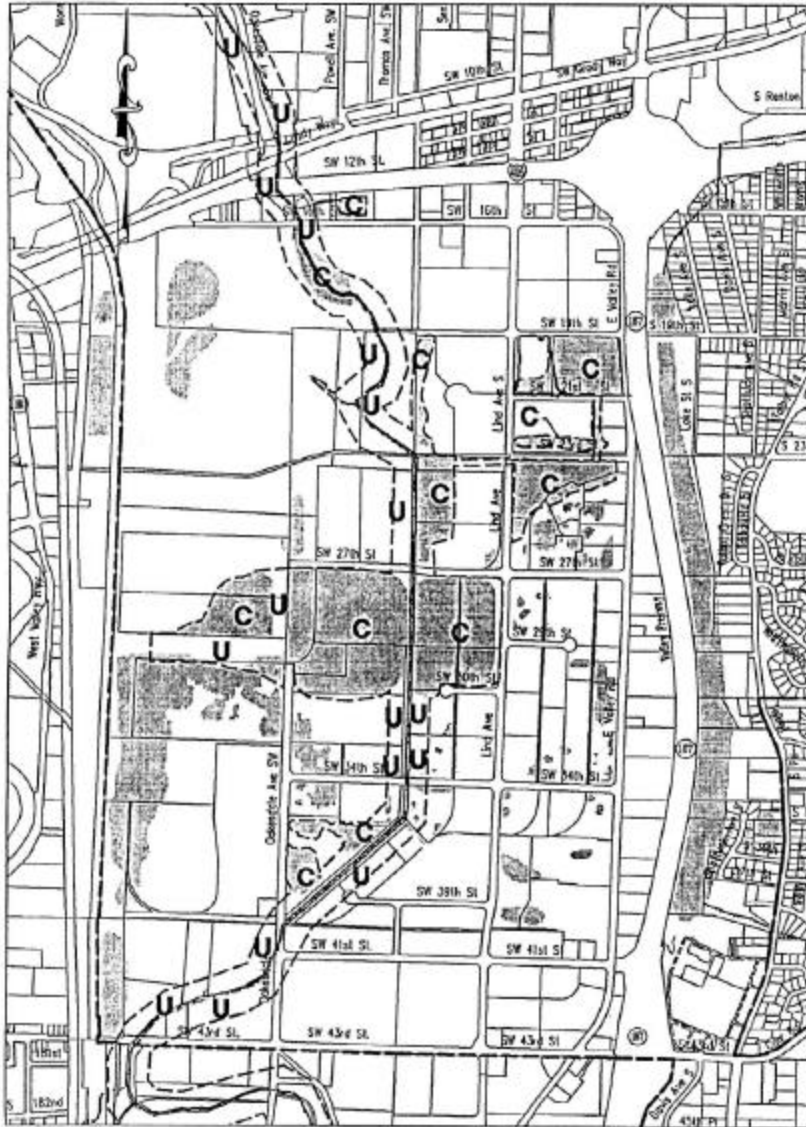


Figure 5-1 Renton Shoreline Master Program Environments

**CITY OF RENTON
SHORELINE MASTER PROGRAM
SPRINGBROOK CREEK
SHORELINE BOUNDARY MAP**



PLANNING/BUILDING/PUBLIC WORKS
R. MasOrie, D. Vianesi, M. Dolean
January 1994

0 1000 2000
1:12000

U Urban Environment
C Conservancy Environment
 Wetlands
--- Shoreline Boundary
--- City Limits

Note: This map depicts the approximate location of the Springbrook Creek shoreline boundary and associated wetlands governed by the Renton Shoreline Master Program. Application of the Renton Shoreline Master Program to a property is determined on a site-specific basis by the Development Services Division utilizing the regulations and definitions in the Program and any site specific environmental analysis.

Renton Shoreline Master Program, Appendix A Map

APPENDIX B-2.

Comparison of Renton Conservancy Classification and County Conservancy Classification

County Conservancy Class	City Conservancy Class
<p>25.24.020 Designation criteria. Designation criteria for the conservancy environment shall be:</p> <p>A. Shoreline areas, regardless of the underlying zoning which has biophysical limitations to development which include but are not limited to:</p> <ol style="list-style-type: none"> 1. Shoreline areas which are one hundred-year floodplains and areas which have flooding potential, 2. Shoreline areas with soils that have poor drainage, 3. Shoreline areas subject to severe erosion, 4. Shoreline areas with unstable banks, 5. Shoreline areas subject to slide hazard; <p>B. Shoreline areas used as commercial forest land;</p> <p>C. Shoreline areas which are free from extensive development;</p> <p>D. Shoreline historic areas;</p> <p>E. Shoreline area of high scenic value;</p> <p>F. Shoreline areas used for low intensity agricultural uses such as range lands and pastures;</p> <p>G. Shoreline areas which are designated agricultural lands pursuant to Chapter 20.54;</p> <p>H. Areas which play an important part in maintaining the ecological balance of the region such as:</p> <ol style="list-style-type: none"> 1. Areas rich in quality and quantity of life forms, 2. Areas important to the maintenance of the natural quality and flow of the water, 3. Marshes, bogs and swamps, 4. Class I beaches, 5. White water rapids and waterfalls, 6. Virgin timber stands, 7. Wilderness areas. (Ord. 3688 § 602, 1978). 	<p>5.03 CONSERVANCY ENVIRONMENT</p> <p>5.03.01 Designation of the Conservancy Environment:</p> <p>A. Objective: The objective in designating a Conservancy environment is to protect, conserve, and manage existing areas with irreplaceable natural or aesthetic features in essentially their native state, while providing for limited use of the area. The Conservancy environment is intended to provide a pleasant break in the surrounding urban community. This environment shall seek to satisfy a portion of the present and future needs of Renton.</p> <p>B. Areas to be Designated as a Conservancy Environment:</p> <ol style="list-style-type: none"> 1. Areas of high scenic value. 2. Valuable areas for wildlife habitat. 3. Hazardous slope areas. 4. Flood-prone areas. 5. Areas which cannot provide adequate utilities for intense development. 6. Areas with unique or fragile features. <p>C. Acceptable Activities and Uses: Activities and uses considered to be acceptable in a Conservancy environment are those of a nonconsumptive nature which do not degrade the existing character of the area. Uses that are to be predominant in a Conservancy environment are low density residential, passive agricultural uses such as pasture or range lands, and passive outdoor recreation.</p>
<p>25.24.030 General requirements. A. Nonwater related, water related and residential development shall not be permitted waterward of the ordinary high water mark.</p> <p>B. Except in those cases when the height requirements of the underlying zone are more restrictive, no structure except agricultural structures may exceed a height of thirty-five feet above average grade level.</p> <p>C. All development shall be required to comply with K.C.C. chapter 9.04 to control runoff and to provide adequate surface water and erosion and</p>	<p>5.03.02 Use Regulations in the Conservancy Environment:</p> <p>A. Commercial Uses: Commercial uses shall be limited to home occupations, which shall be contained wholly within the dwelling unit.</p> <p>B. Fish and Game Reserve and Breeding Operations: Any such activity shall be allowed only by the Land Use Hearing Examiner.</p> <p>C. Industrial Uses: All industrial activities are prohibited in a Conservancy environment.</p> <p>D. Recreation Use: In the Conservancy environment, recreation uses shall be limited to passive recreation.</p>

County Conservancy Class	City Conservancy Class
<p>sediment control during the construction period.</p> <p>D. Development shall maintain the first fifty feet of property abutting a natural environment as required open space.</p> <p>E. Parking facilities except parking facilities associated with detached single-family and agricultural development shall maintain a shoreline setback of one hundred feet from the ordinary high water mark and retain existing vegetation or be planted in conformance with the landscape standards enumerated in the general requirements (K.C.C. 25.16.030) of the urban environment.</p> <p>F. Water quality treatment in compliance with K.C.C. chapter 9.04 shall be required where stormwater runoff would materially degrade or add to the pollution of recipient waters or adjacent properties.</p> <p>G. The regulations of this chapter have been categorized in a number of sections; regardless of the categorization of the various regulations, all development must comply with all applicable regulations.</p> <p>H. Development proposed in shorelines of the state shall maintain setbacks, provide easements or otherwise develop the site to permit a trail to be constructed or public access to continue where:</p> <ol style="list-style-type: none"> 1. There is a proposed trail in the King County trail system; or 2. Part of the site is presently being used and has historically been used for public access. <p>I. Along shorelines of the state on Lake Sammamish, no building shall be placed on lands below thirty-two and one-half feet mean sea level.</p> <p>J. The regulations of this chapter are in addition to other adopted ordinances and rules. Where conflicts exist, that which provides more protection to a sensitive area shall apply; provided except that water dependent uses shall adhere to the applicable regulations and policies of the King County Shoreline Master Program and shall comply with other ordinances and rules to the greatest extent feasible. (Ord. 13190 § 28, 1998; Ord. 9614 § 114, 1990; Ord. 3688 § 603, 1978).</p>	<ol style="list-style-type: none"> 1. Permitted Uses: <ol style="list-style-type: none"> (a) Public hiking and bicycle trails. (b) Non-motorized public fishing. (c) Public wading and swimming spots. (d) Public areas for nature study. (e) Public picnic areas. 2. Uses Allowed by Hearing Examiner: <ol style="list-style-type: none"> (a) Public overnight camping areas. <p>E. Residential Uses:</p> <ol style="list-style-type: none"> 1. Permitted Uses: Low-density single family residences. 2. Prohibited Uses: Multi-family residences of two (2) units or more. <p>F. Utilities:</p> <ol style="list-style-type: none"> 1. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the Conservancy environment and shall be underground per City code requirements. 2. Major Utilities: Major utilities may be allowed only by approval of the Land Use Hearing Examiner and only if they cross the conservancy area in the shortest feasible route. <p>G. Roads: Necessary roads are permitted subject to the standards of Section 7.15 of this Program.</p>
<p>25.24.150 Recreation. Recreational development may be permitted in the conservancy environment subject to the general requirements of this chapter (Section 25.24.030) and the recreation provisions (Section 25.16.200) of the urban environment provided:</p> <p>A. The recreational development will not require any significant filling, excavating or regarding</p>	<p>7.13 RECREATION</p> <p>7.13.01 Definition:</p> <p>The refreshment of body and mind through forms of play, amusement or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive, such as enjoying the natural beauty of the shoreline or its wildlife.</p> <p>7.13.02 Public Recreation</p>

County Conservancy Class	City Conservancy Class
<p>involving more than twenty-five percent of that portion of the site within the shorelines of the state.</p> <p>B. The construction of indoor swimming pools, gyms and other indoor recreational facilities is prohibited.</p> <p>C. Piers, moorages, floats or launching facilities constructed in conjunction with recreational development shall not be:</p> <ol style="list-style-type: none"> 1. Longer than one hundred twenty feet; or 2. Larger than 1350 square feet in surface area. <p>(Ord. 3688 § 615, 1978).</p>	<p>Public recreation uses shall be permitted within the shoreline only when the following criteria are considered:</p> <ol style="list-style-type: none"> A. Accessibility to the water's edge is provided consistent with public safety needs and in consideration of natural features; and B. Recreational development shall be of such variety as to satisfy the diversity of demands of the local community; and C. Just compensation is provided to the owner for property acquired for the public use; and D. It is designed to avoid conflicts with owner's legal property rights and create minimum detrimental impact on the adjoining property; and E. It provides parking spaces to handle the designed public use, and it will be designed to have a minimum impact on the environment. <p>7.13.03 Private Recreation</p> <p>Private recreational uses open to the public shall be permitted only when the following standards are met:</p> <ol style="list-style-type: none"> A. There is reasonable public access to the recreational uses, including access along the water's edge where appropriate. In the case of Lake Washington, significant public access shall be provided; and B. The proposed facility will have no significant detrimental effects on adjacent parcels; and C. Adequate, screened, and landscaped parking facilities that are separated from pedestrian paths are provided.

APPENDIX C
SHORELINE MASTER PROGRAM GUIDELINES
DECEMBER 2003

WAC 173-26-211 Environment designation system.

(5) The designations.

(c) "Aquatic" environment.

(i) **Purpose.** The purpose of the "aquatic" environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.

(ii) Management policies.

(A) Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.

(B) The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.

(C) In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.

(D) All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.

(E) Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020 , and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201 (2)(e) as necessary to assure no net loss of ecological functions.

(F) Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

(iii) Designation criteria. Assign an "aquatic" environment designation to lands waterward of the ordinary high-water mark.

Local governments may designate submerged and intertidal lands with shoreland designations (e.g., "high-intensity" or "rural conservancy") if the management policies and objectives for aquatic areas are met. In this case, the designation system used must provide regulations for managing submerged and intertidal lands that are clear and consistent with the "aquatic" environment management policies in this chapter. Additionally, local governments may assign an "aquatic" environment designation to wetlands.

